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"City of the Cedars"

DEVELOPMENT GUIDE

LEBANON ILLINOIS AREA

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City of Lebanon and

Lebanon Economic Development Commission



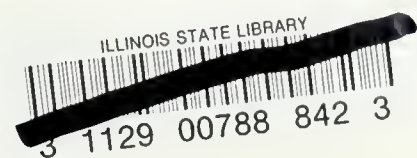
"Home of McKendree College"


DEVELOPMENT GUIDE

Lebanon Illinois Area

**This Report is a Cooperative Effort of
the City of Lebanon,
the Lebanon Economic Development Commission
and Southern Illinois University at Edwardsville**

**Research Report #9
Coordinator of Area Development
SIU-E
June, 1980**





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PREFACE

The preparation and publication of this Development Guide for the Lebanon, Illinois Area is a cooperative effort of the Lebanon Economic Development Commission, the City of Lebanon and Southern Illinois University at Edwardsville. The purpose of this guide is to provide a perspective of both the limitations and opportunities of future development in the Lebanon Area, so that the advantages of development can be maximized and disadvantages minimized. The Economic Development Commission functions as a contact point for prospective developers seeking land and/or facilities in the Lebanon Area. Southern Illinois University at Edwardsville is a multifaceted institution interested in meeting the needs of the residents in the area which it serves.

This Development Guide provides an information base upon which private and public development decisions can be made. To accomplish this, information is presented on such items as Lebanon's regional setting, the physical and social elements of the community, the community's infrastructure, its government, its planning and zoning. The culmination of this information is a map identifying development possibilities in the Lebanon, Illinois Area.

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Lebanon in the
Southwest Illinois Area



"City of the Cedars"

Lebanon

in the Southwest Illinois Area

Lebanon is a southwestern Illinois community of 3,650 people located in the northeast portion of St. Clair County, approximately 25 miles east of downtown St. Louis, Missouri.

Lebanon is three miles north of Interstate 64, eleven miles south of Interstate 70 and 25 miles southeast of Interstate 55. Access to this regional interstate system from Lebanon is provided by Illinois Route 4 (north-south) and U.S. Highway 50 (east-west).

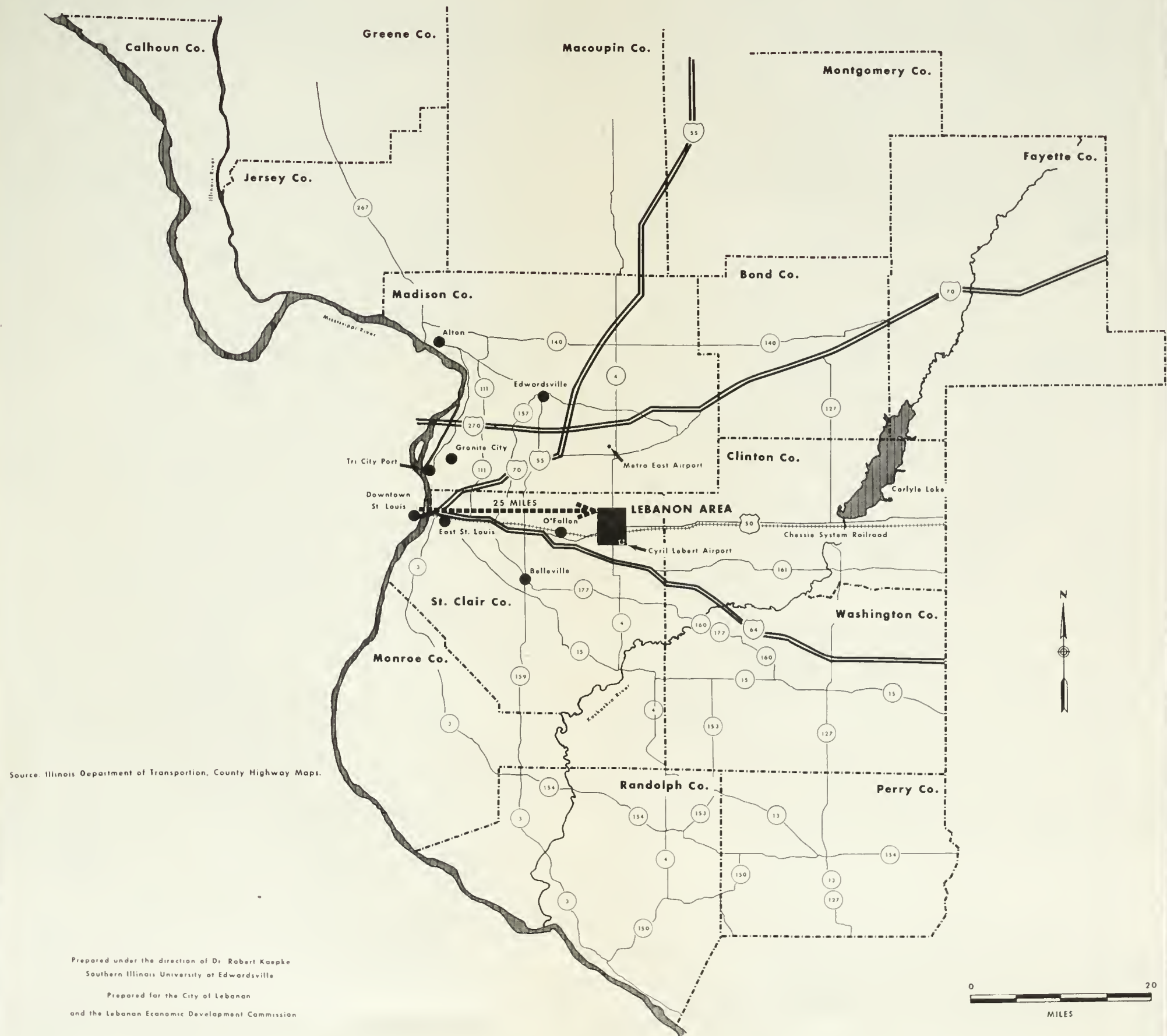
Railroad transportation is available in the Lebanon Area through the Chessie System Railroad.

Two local airports are near Lebanon. The Metro-East Airport is eleven miles north of the city on Illinois Route 4. Cyril Lebert Airport recently relocated to the southeast corner of the Lebanon Area.

East of Lebanon is Carlyle Lake, the largest man-made lake in Illinois, where numerous recreational facilities such as fishing, boating and picnicking are available.

MAP INSIDE

LEBANON IN THE SOUTHWEST ILLINOIS AREA



Source: Illinois Department of Transportation, County Highway Maps.

Prepared under the direction of Dr. Robert Kaepke
Southern Illinois University at Edwardsville

Prepared for the City of Lebanon
and the Lebanon Economic Development Commission

Drafted by Ron Kaiser June 1980

Lebanon -- the Future



Lebanon -- the Future



"City of the Cedars"

Possible Future Development

New business/industrial or residential developments in the Lebanon, Illinois Area will be primarily on the fringes of the existing urban area.

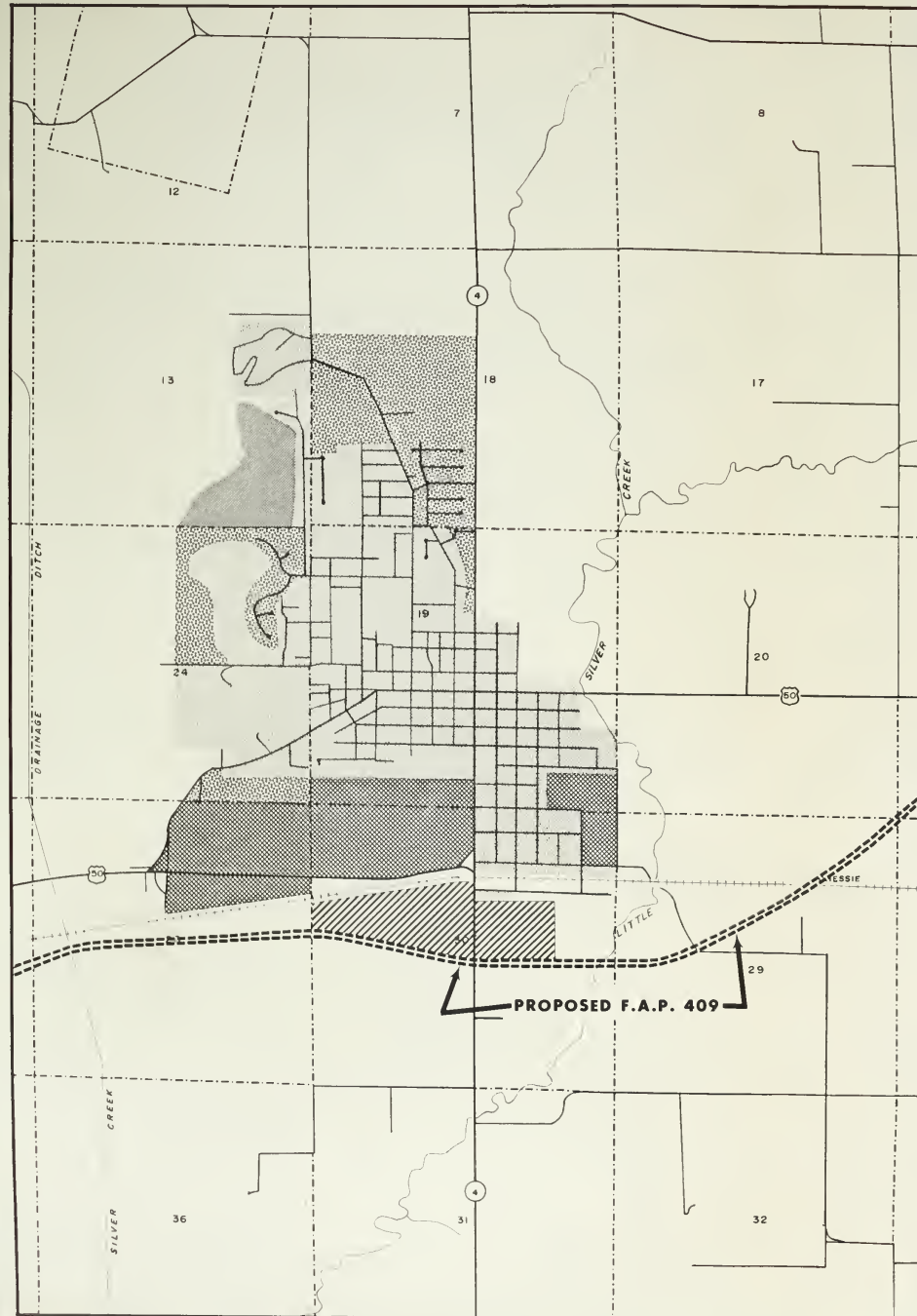
Specifically, land with immediate business or industrial (light) potential exists in three sections in the south central Lebanon Area. One of these tracts is in the southeast portion of Lebanon. A second is north of U.S. Highway 50. The third is between the railroad and U.S. Highway 50.

The development of the longer range Business/Industrial Areas is largely dependent upon construction of FAP 409. FAP 409 is a new highway which is in the early phase of construction. When completed it will skirt the southern and eastern parts of the City. FAP will be a limited access highway with an interchange in the Lebanon Area at Route 4. Two long range sites with business or industrial (light) potential are north of FAP 409. The site west of Route 4 is also immediately adjacent to the Chessie System Railroad.

In the Lebanon Area residential development is most likely to occur north and west of the downtown. Land with immediate residential development is in the western portion of the city. Longer term residential development potential exists northwest of the current developed area.

The sites identified for business/industrial or residential development are those places in the Lebanon, Illinois Area which are suitable for such development. Suitability means that new development is both economically feasible and community desirable. To be economically feasible, potential sites must have location, transportation, infrastructure, labor and a market (needs vary in type and intensity for different types of development). The community must also be able to accept the development. Results or impacts of new developments should improve the quality of life in a community not disrupt it. Sites for possible future development in the Lebanon Area were identified with these goals in mind, utilizing the data maps prepared for this Guide.

POSSIBLE FUTURE DEVELOPMENT LEBANON ILLINOIS AREA 1980



-  IMMEDIATE BUSINESS/INDUSTRIAL POTENTIAL
-  LONG-TERM BUSINESS/INDUSTRIAL POTENTIAL
-  IMMEDIATE RESIDENTIAL POTENTIAL
-  LONG-TERM RESIDENTIAL POTENTIAL
-  EXISTING URBAN AREA



Prepared under the direction of Dr. Robert Koepke
Southern Illinois University at Edwardsville.

Prepared for the City of Lebanon
and the Lebanon Economic Development Commission.

Drafted by Ron Kaiser June 1980.

Physical Setting



Physical Setting



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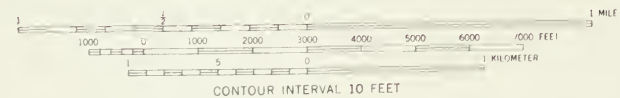
Topography

The Lebanon, Illinois Area has two distinct landscape types, one a stream dissected upland and the other a bottomland. Most of the area is on upland composed of glacially deposited material shaped recently by running water. Elevations on the upland range from 530 feet above sea level at the McKendree College Campus to a low of 500 feet at the southern edge.

There are two bottomlands, one west and the second east of the uplands. The bottomland associated with Silver Creek is to the west. A line of steep slopes divides the upland and the western bottomland. This bottomland contains several lakes and ponds. To the south and east of the upland is the Little Silver Creek bottoms. Elevations in both bottomlands vary from 420 to 440 feet above sea level.

The City of Lebanon is almost entirely situated on a peninsular shaped segment of the upland. Within the city are two ridges that serve as drainage divides and upon which St. Louis Street is built. Southeastward expansion of the city has been into the bottomlands of Little Silver Creek.

TOPOGRAPHY OF LEBANON ILLINOIS AREA



Source: U. S. G. S. topographic quadrangle
maps of Lebanon, Ill. and St. Jacob, Ill.

(maps revised 1974)



"City of the Cedars"

Potential Flooding

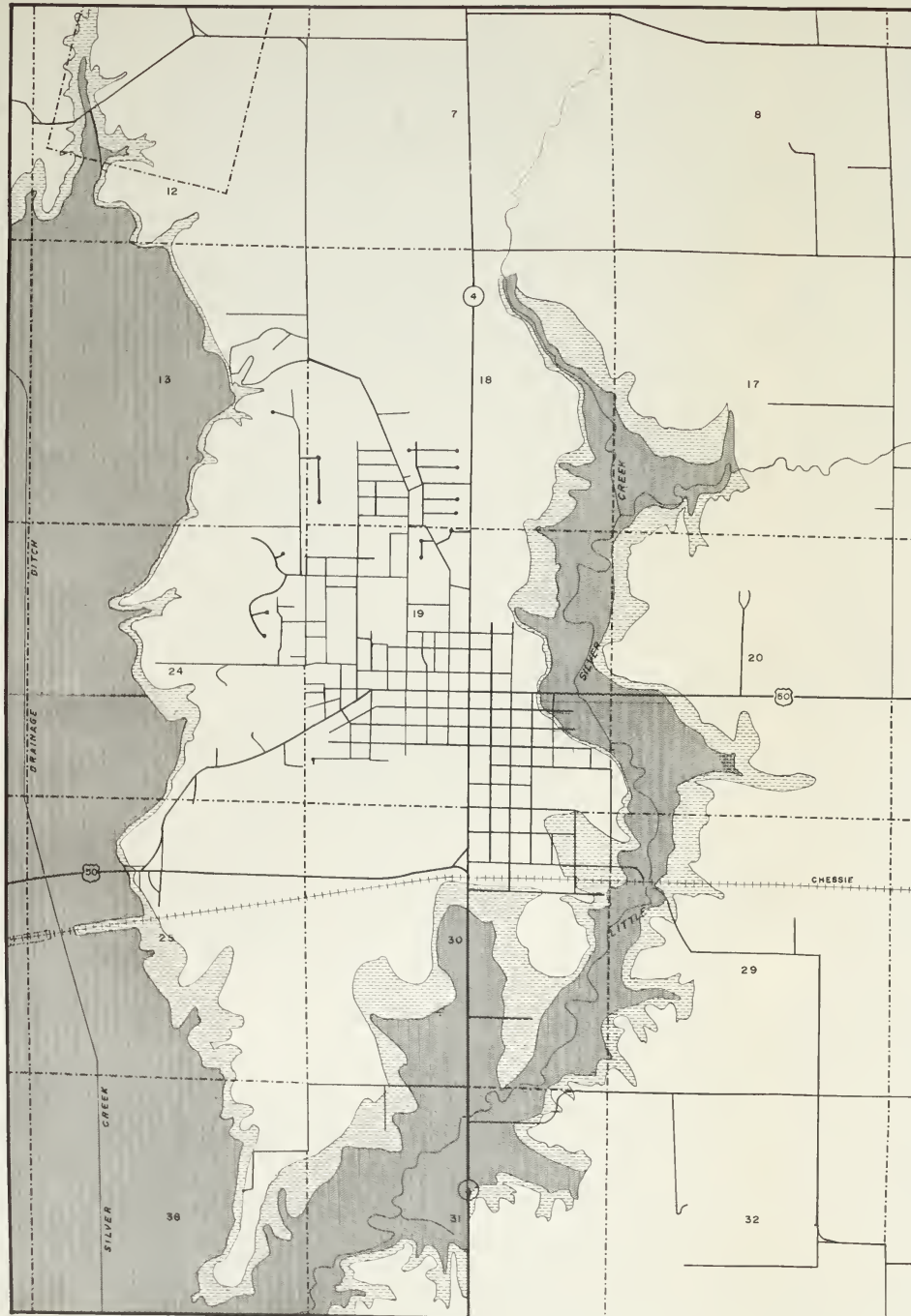
Flooding occurs in the Silver and Little Silver Creeks bottomlands. Two zones of flood intensity, a two year and a 100 year flood area zone, exist. The two year flood zone is an area in which inundation could be expected every other year. The one hundred year zone is an area in which flood waters could be expected once every one hundred years.

As a result of these potential floods, development limitations for urban expansion exist to the east, south and west of the present limits of the City.

The cause of most flooding in the Lebanon Area is due to debris blockage (log jamming) along area streams and blocked drainage when high water occurs on the Kaskaskia River to the south. St. Clair County has an ongoing program to clear these jams.



POTENTIAL FLOODING LEBANON ILLINOIS AREA 1979



2 YEAR FLOOD



100 YEAR FLOOD

Source: Southwestern Metropolitan Area Planning Commission, Computer Analysis, 1976.

0 1 MILE

0 4000 FEET

0 1 KILOMETER



Prepared under the direction of Dr. Robert Koepke
Southern Illinois University of Edwardsville.

Prepared for the City of Lebanon
and the Lebanon Economic Development Commission.

Drafted by Ron Kaiser July 1979





"City of the Cedars"

Severe Slope and Undermining

The Lebanon Area is relatively free of physical limitations associated with steep slopes (15% or greater). The areas of development limitations, which steep slopes impose, exist mainly immediately to the west of the city and to a lesser extent in the eastern portion of the Area. These limitations exist due to the unstable nature of steep slopes when they are saturated with water.

Undermining is a man-made development limitation resulting from passage-ways created by the underground removal of coal. A result of this removal is the possibility of surface subsidence. In the Lebanon Area two areas have been undermined, one in the southeast corner of the city and a smaller section west of Route 4 and along Route 50.

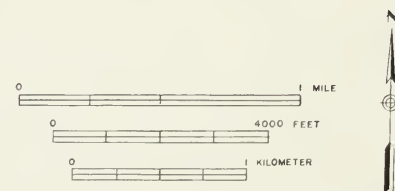
SEVERE SLOPE AND UNDERMINING LEBANON ILLINOIS AREA 1979



Source: U.S.G.S. Slope Map Lebanon Quadrangle 1974.

U.S.G.S. Mined-Out Coal Area 27, 1976

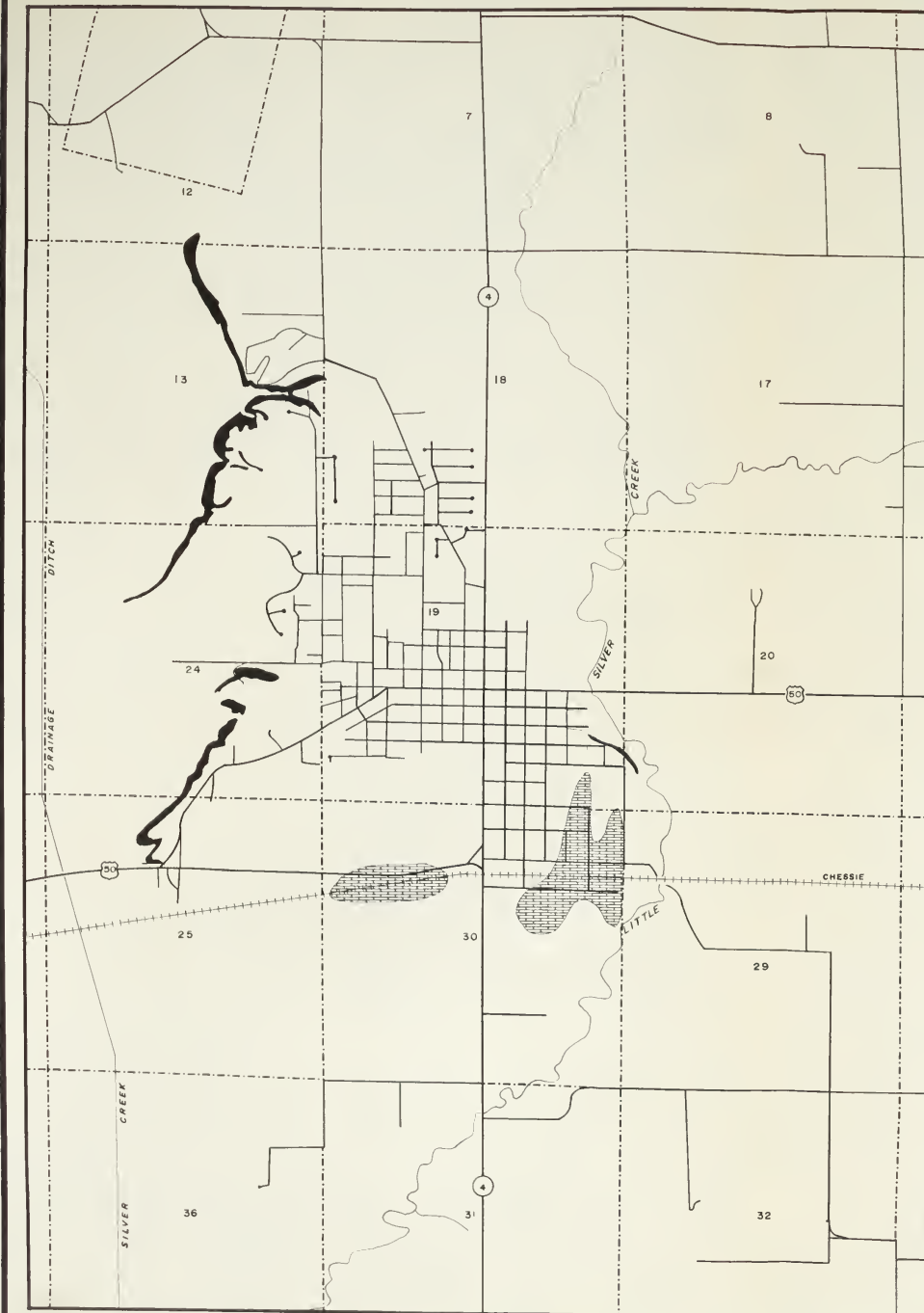
The Lebanon Advertiser, Lebanon, St. Clair County, Ill., August 30, 1978.



Prepared under the direction of Dr. Robert Koepke
Southern Illinois University at Edwardsville.

Prepared for the City of Lebanon
and the Lebanon Economic Development Commission.

Drafted by Ron Koiser Feb. 1979



Social Setting



Social Setting



"City of the Cedars"

Historic Areas

The Lebanon Area is rich in history. A Historic District focusing on its downtown was placed on the National Register of Historic Places in 1978. The Mermaid Inn, built in 1830 by Lyman Adams, is the oldest surviving structure in Lebanon. Although the Inn is within the Historic District, it was entered separately on the National Register in 1978.

Another structure of historical significance is the Governor French House. This house was constructed in 1854 by former Governor Augustus French. It was designed similar to a castle fortress near Lake Geneva, Switzerland.

A number of structures important to the history of Lebanon are found on the McKendree College Campus. Two of them are the Marion Bothwell Chapel and the Old Main Building. The Chapel was erected in 1856 and restored by the bequest of Marion Bothwell in 1969-1970. Old Main, a brick structure, was built in 1850 and is still in use.

Northeast of the city is Emerald Mound. This Mississippian mound was probably a satellite community of the Cahokia Mounds Complex. Recent excavation uncovered a fire pit dating back to ca. 1300 A.D. Emerald Mound was placed on the National Register in 1971.

HISTORIC AREAS LEBANON ILLINOIS

1979



HISTORIC DISTRICT



HISTORIC SITE

Source: Lebanon Advertiser, Lebanon, St. Clair Co., Illinois Oct. 25, 1978

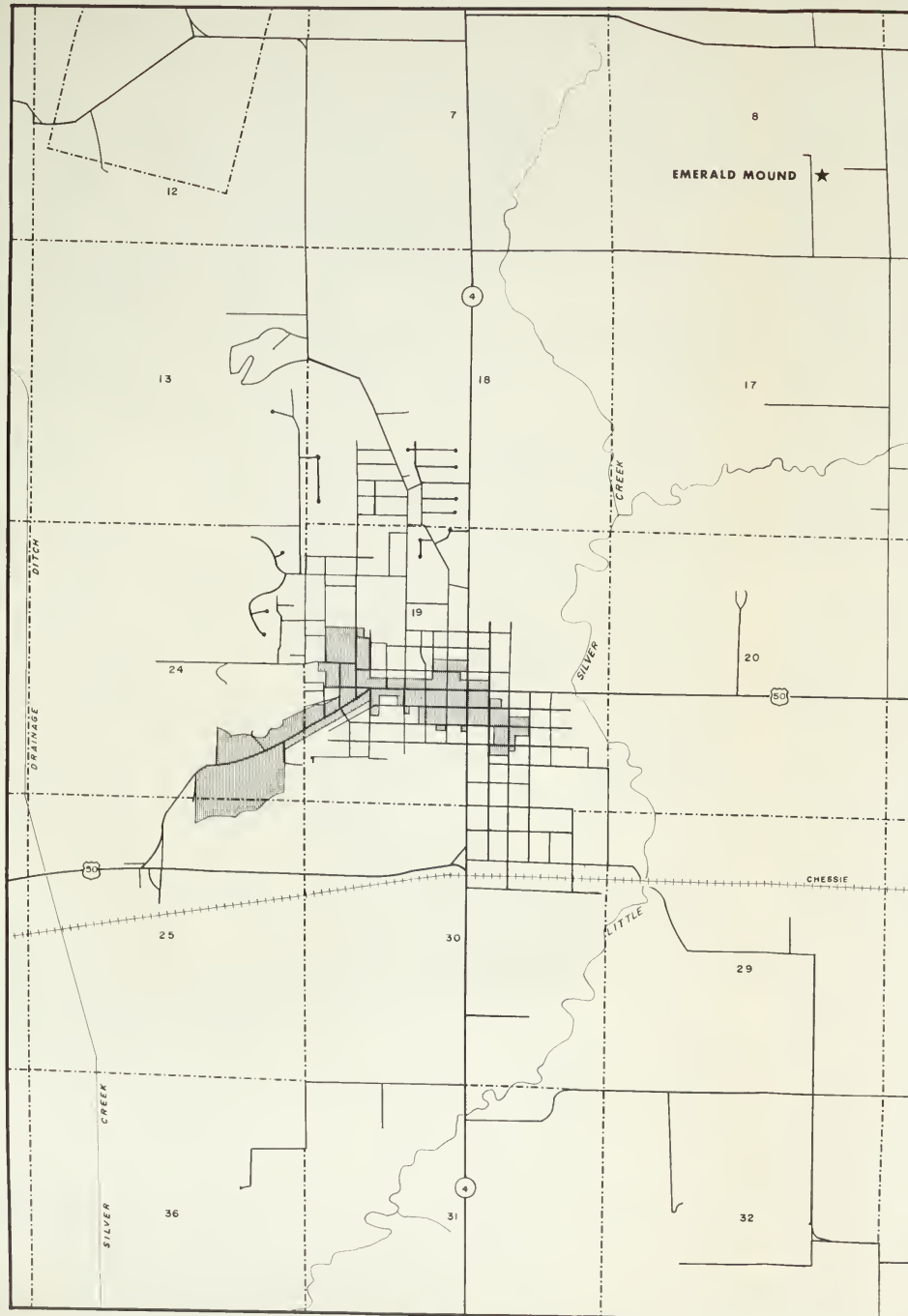
(Historic District)



Prepared under the direction of Dr. Robert Koepke
Southern Illinois University at Edwardsville.

Prepared for the City of Lebanon
and the Lebanon Economic Development Commission.

Drafted by Laura Gruber
July, 1979





"City of the Cedars"

Population

The population of the City of Lebanon in 1970 was 3,564, twice the number in 1940. The population increase is due in part to an urban to rural migration and to the expansion of Scott Air Force Base. The age distribution of the population in the City of Lebanon shows that the largest age groups in numbers are in the 5-14 and 15-24 ranges.



POPULATION TRENDS, CITY OF LEBANON
1900-1970

Year	Population	Change From Preceeding Decade	
		Number	Percent
1900	1,812	--	--
1910	1,907	95	5.2
1920	1,883	-24	-1.3
1930	1,828	-55	-2.9
1940	1,867	39	2.1
1950	2,417	550	29.5
1960	2,863	446	18.5
1970	3,564	701	24.5

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population 1900, 1970.

AGE DISTRIBUTION OF THE POPULATION, CITY OF LEBANON: 1960-1970

Age Group	Number	1960	Number	1970	% Change 1960-1970
		% of Total		% of Total	
Under 5	299	10.4	268	7.5	-10.4
5-14	603	21.1	809	22.7	34.2
15-24	393	13.7	792	22.2	101.5
25-34	312	10.9	365	10.2	17.0
35-44	402	14.0	436	12.2	8.5
45-54	284	9.9	320	9.0	12.7
55-64	272	9.5	226	6.3	-16.9
65 & Over	298	10.4	348	9.8	16.8
TOTALS	2,863	100.0	3,564	100.0	24.5

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population 1960, 1970.





"City of the Cedars"

Employment

The occupational structure of Lebanon 1960-1970 is illustrated in the Table. In 1960 the professional, clerical, operatives and craftsmen occupational groups dominated the Lebanon labor force. By 1970 there was a marked increase in professional, clerical and service workers. Also it should be noted that the total employed increased from 851 to 1,129.

The other Table shows Lebanon's employment by industry in 1960 and 1970. Military employment is not shown, but civilian employment at Scott Air Force Base is included. It is likely that a large number of those employed commute to areas outside of the Lebanon Area. Some of those in the professional and technical category are probably employed at McKendree College in Lebanon.

The Table, Employment by Industry, City of Lebanon: 1960 and 1970 shows a startling loss in manufacturing employment. Other types of employment have for the most part doubled. The group, professional and related services, increased the most in absolute numbers.

The City of Lebanon has an occupational structure similar to that of St. Clair County and the rest of the country in general. The only exceptions are professional types and service workers, which are somewhat higher in the city than in the county.

OCCUPATIONAL STRUCTURE, CITY OF LEBANON AND OTHER SELECTED AREAS:
1960-1970
(in Percent)

Occupation	Lebanon		St. Clair County		United States	
	1960	1970	1960	1970	1960	1970
Professional, Technical, and Kindred Workers	15.7	20.0	8.4	12.0	10.8	14.8
Managers and Administrators	9.5	8.8	6.6	6.0	8.1	8.3
Sales Workers	3.4	3.5	6.4	6.6	7.1	7.1
Clerical and Kindred Workers	15.3	25.7	16.1	20.3	14.1	18.0
Craftsmen, Foremen, and Kindred Workers	12.6	8.3	15.1	14.8	13.6	13.9
Operatives and Kindred Workers	15.9	9.2	21.6	19.6	18.9	17.6
Laborers, Except Farm	5.9	3.7	6.5	5.5	5.2	4.5
Farmers and Farm Managers	.5	0.0	1.7	1.1	3.7	1.9
Farm Laborers and Farm Foremen	1.1	.9	.5	.4	2.3	1.2
Service Workers	1.0	18.0	9.1	12.5	8.5	11.3
Private Household Workers	4.8	1.8	1.4	1.2	2.7	1.5
Occupation Not Reported	6.3	0.0	6.6	0.0	5.0	0.0

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population 1960, 1970.

OCCUPATION OF THE EMPLOYED, CITY OF LEBANON: 1960-1970

Occupation	1960		1970	
	Number	%	Number	%
Professional, Technical, and Kindred Workers	134	15.7	227	20.1
Managers and Administrators	81	9.5	99	8.8
Sales Workers	29	3.4	40	3.5
Clerical and Kindred Workers	130	15.3	290	25.7
Craftsmen, Foremen and Kindred Workers	107	12.6	94	8.3
Operatives and Kindred Workers	135	15.9	104	9.2
Laborers, Except Farm	50	5.9	42	3.7
Farmers and Farm Managers	4	.5	0	0.0
Farm Laborers and Farm Foremen	9	1.1	10	.9
Service Workers	77	9.0	203	18.0
Private Household Workers	41	4.8	20	1.8
Occupation, Not Reported	54	6.3	0	0.0
TOTALS	851	100.0	1,129	100.0

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population 1960, 1970.



"City of the Cedars"

Property Owners

Land is a basic element in the Lebanon Area development strategy. Cooperation of the property owners is essential if development is to take place.

The Lebanon Area is composed of urban and nonurban types of land utilization. The areas designated as subdivisions and small tracts include the City of Lebanon and small parcels. This urban land is basically residential, with scattered commercial and institutional uses.

The nonurban portion of the Lebanon Area contains larger parcels. The major land owners are farmers. Key tracts for development strategy are in the area immediately south and southwest of the city.

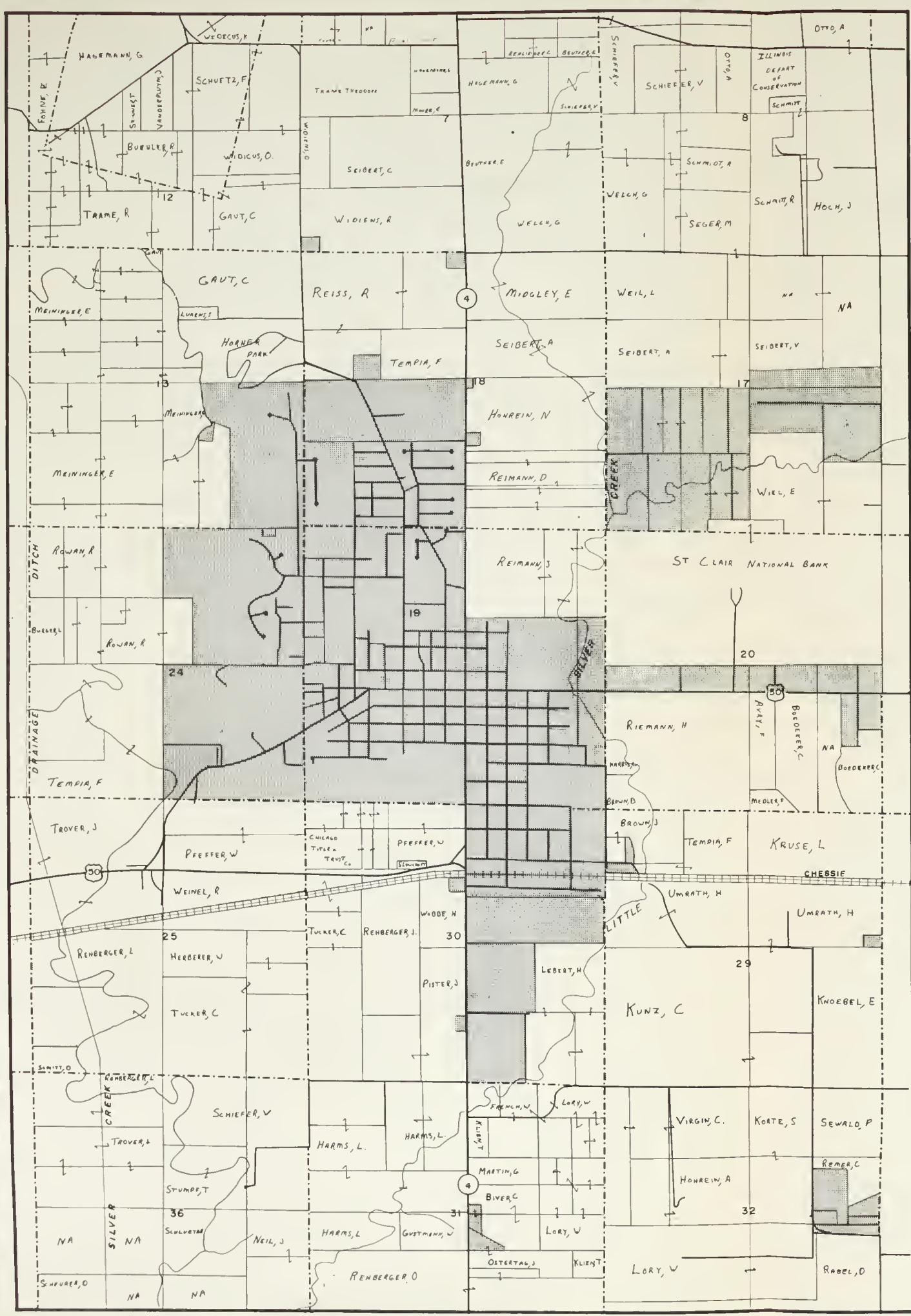
EMPLOYMENT BY INDUSTRY, CITY OF LEBANON: 1960 and 1970

Industry	1960		1970		Change 1960-1970	
	Number	%	Number	%	Number	%
Construction	23	2.7	23	2.0	0	0.0
Manufacturing	190	22.3	56	5.0	-134	-70.0
Durable	69	8.1	36	3.2	- 33	-47.8
Nondurable	121	14.2	20	1.8	-101	-83.5
Transportation, Communications, Utilities, and Sanitary Services	35	4.1	71	6.3	36	102.9
Wholesale and Retail Trade	126	14.8	184	16.3	62	46.0
Finance, Insurance, Business, and Repair Services	33	3.9	71	6.3	38	115.2
Professional and Related Services	264	31.0	431	38.2	167	63.3
Public Administration	106	12.5	204	18.1	98	92.5
Other Industries	74	8.7	89	7.8	15	20.3
TOTALS	851	100.0	1,129	100.0	278	32.7

Source: Department of Commerce, Bureau of the Census, Census of Population 1960, 1970.



PROPERTY OWNERS LEBANON ILLINOIS AREA 1979



SUBDIVISIONS AND SMALL TRACTS

Source: St. Clair County Maps and Platts Department.



Prepared under the direction of Dr. Robert Koepke
Southern Illinois University at Edwardsville

Prepared for the City of Lebanon
and the Lebanon Economic Development Commission.

Drafted by Ron Koiser Sept. 1979





"City of the Cedars"

Educational Facilities

The Lebanon Area is part of the Lebanon Community Unit No. 9 School District. The district maintains two elementary schools and one high school. This system belongs to the Belleville Area Special Education District and to the Collinsville Area Vocational Center. The schools also provide all Title I and Learning Difficulties services for eligible students.

McKendree College is within the City of Lebanon. It was founded in 1828 as the Lebanon Seminary, affiliated with the Methodist Church. The School was renamed after William McKendree, a Methodist Bishop. McKendree is now the oldest college in the State of Illinois. Several buildings on the McKendree Campus still in use date back to the mid 1800's. McKendree College curriculum includes 27 areas of study, with degrees offered in Liberal Arts, Sciences and Business. Current enrollment is approximately 670 students. The student to faculty ratio is 15 to 1, providing for almost individual attention.

Southern Illinois University at Edwardsville (SIUE) is located approximately 25 miles northwest of the City of Lebanon. This state-supported university offers programs of instruction, research and public service to the entire Southwestern Illinois region. A wider range of educational programs are offered. Baccalaureate and masters degrees are awarded in nearly forty academic areas while a doctoral degree in Instructional Process is available.

Belleville Area College (BAC) is located approximately 15 miles west of the City of Lebanon. BAC is the sixth largest community college in Illinois. This Junior College offers classwork in more than forty career programs as well as associate of arts and science degrees. The academic degree programs are transferable to senior institutions and lead to baccalaureate degrees.

School Locations and Current Enrollment

Lebanon High School
200 W. Schuetz St.
Lebanon, Illinois 62254
24 teachers -- 320 students

Lebanon Grade School
102 West Schuetz St.,
Lebanon, Illinois 62254
34 teachers -- 500 students

Summerfield Grade School
Summerfield, Illinois
9 teachers -- 180 students

EDUCATIONAL FACILITIES LEBANON ILLINOIS AREA 1979

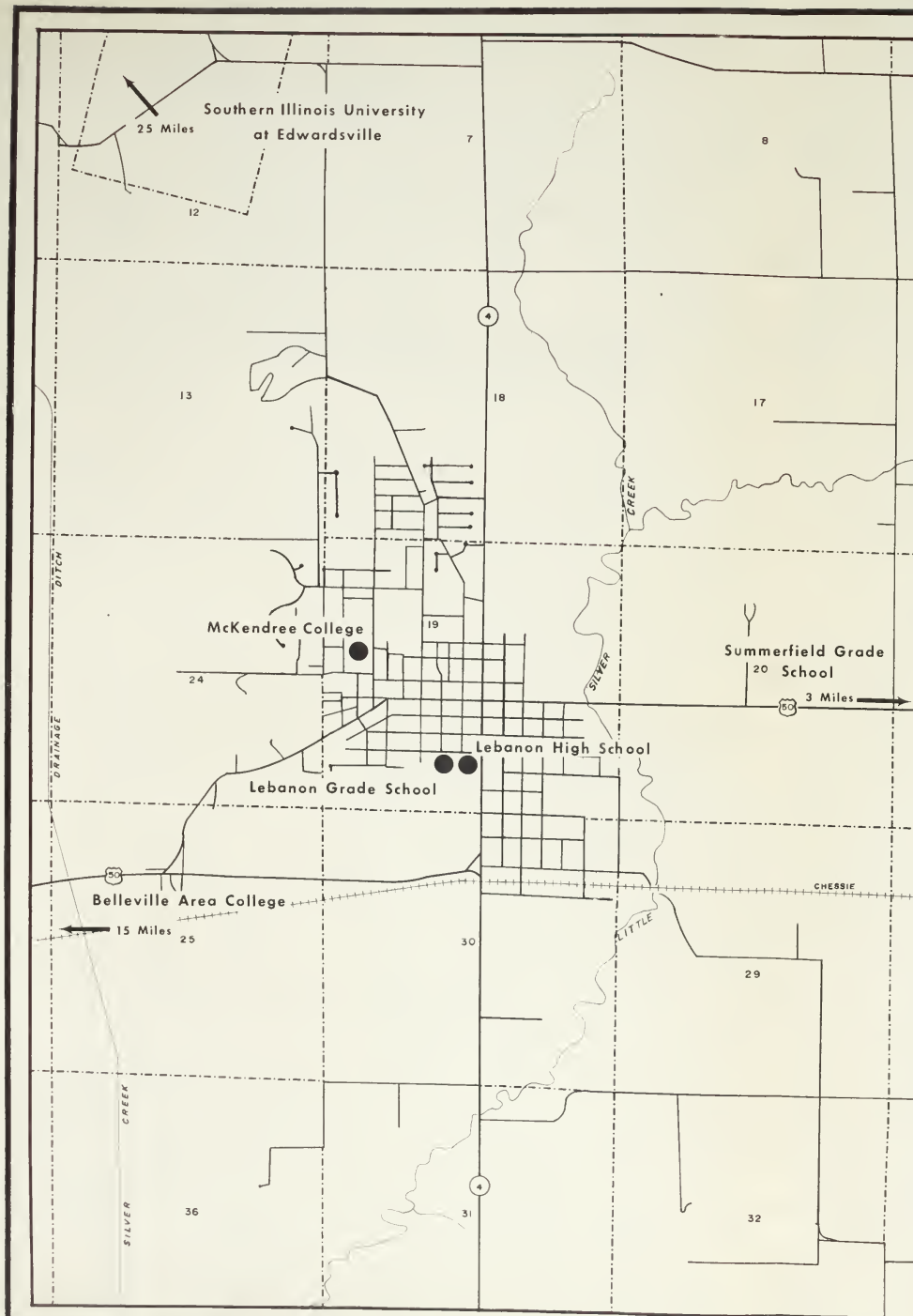
Source: Lebanon Community Unit No. 9 School District.



Prepared under the direction of Dr. Robert Koepke
Southern Illinois University at Edwardsville.

Prepared for the City of Lebanon
and the Lebanon Economic Development Commission.

Drafted by Ron Kaiser Feb. 1979





"City of the Cedars"

Community Facilities

The Community Facilities map shows the location of the city hall, sewage treatment plant, city garage, post office and recreation facilities.

The Lebanon City Hall, a one story brick building, is located in the western portion of the downtown area. Lebanon City Hall houses the offices of Municipal Government (Mayor, Clerk, Treasurer and the Council Chambers), the Police and Fire Departments and the Library.

The Lebanon Fire Department is made up of a fire chief and an all volunteer force of approximately 35 members. The service area includes all of Lebanon and the Emerald Mound Fire Protection District. Police protection is provided by a City Police Department consisting of a chief, five full-time officers, and four radio dispatchers.

The Library, housed at City Hall, maintains a 10,000 volume collection and has a full-time librarian and two part-time workers. It is part of the Kaskaskia Library system. City residents also have free access to the Holman Library at McKendree College.

The city also has a garage and maintenance shop located at the intersection of Madison and Randle.

The Lebanon Area has three recreational facilities: Horner Park, Locust Hills Country Club, and Cherry Street Park. Horner Park (funded by the Horner Park District), is a 55 acre facility northwest of the city, with a three acre fishing lake, baseball diamonds and a picnic area. The Locust Hills Country Club at the western fringe of the city houses an 18 hole public golf course and a large swimming pool. Cherry Street Park, situated in the southeast area, is a neighborhood park.

LEBANON SCHOOL DISTRICT TAX RATES

	1979	1978	1977
Education	2.0000	2.0000	2.0000
Building	.3750	.3750	.3750
Fire Safety	.0500	.0500	.0500
Bonds and Interest	.1702	.1596	.1467
Transportation	.1200	.1200	.1200
Municipal Retirement	.1739	.1804	.1770
TOTAL	2.8891	2.8850	2.8687

Source: Lebanon Community Unit No. 9 School District

ENROLLMENT TRENDS: 1976-1979

School Year	Enrollment
1979-80 school year	1000 (as of 10/1/79)
1978-79 school year	998*
1977-78 school year	1059*
1976-77 school year	1035*

*at the end of the school year

Source: Lebanon Community Unit No. 9 School District

For Additional Information On Lebanon School District Unit No. 9:

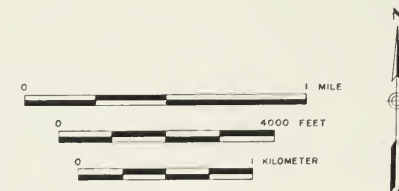
William T. Wright
 Superintendent, Lebanon Community Unit No. 9
 102 W. Schuetz Street
 Lebanon, Illinois 62254



COMMUNITY FACILITIES LEBANON ILLINOIS AREA 1979

**FACILITIES AT CITY HALL INCLUDE: FIRE DEPARTMENT
POLICE DEPARTMENT
LIBRARY**

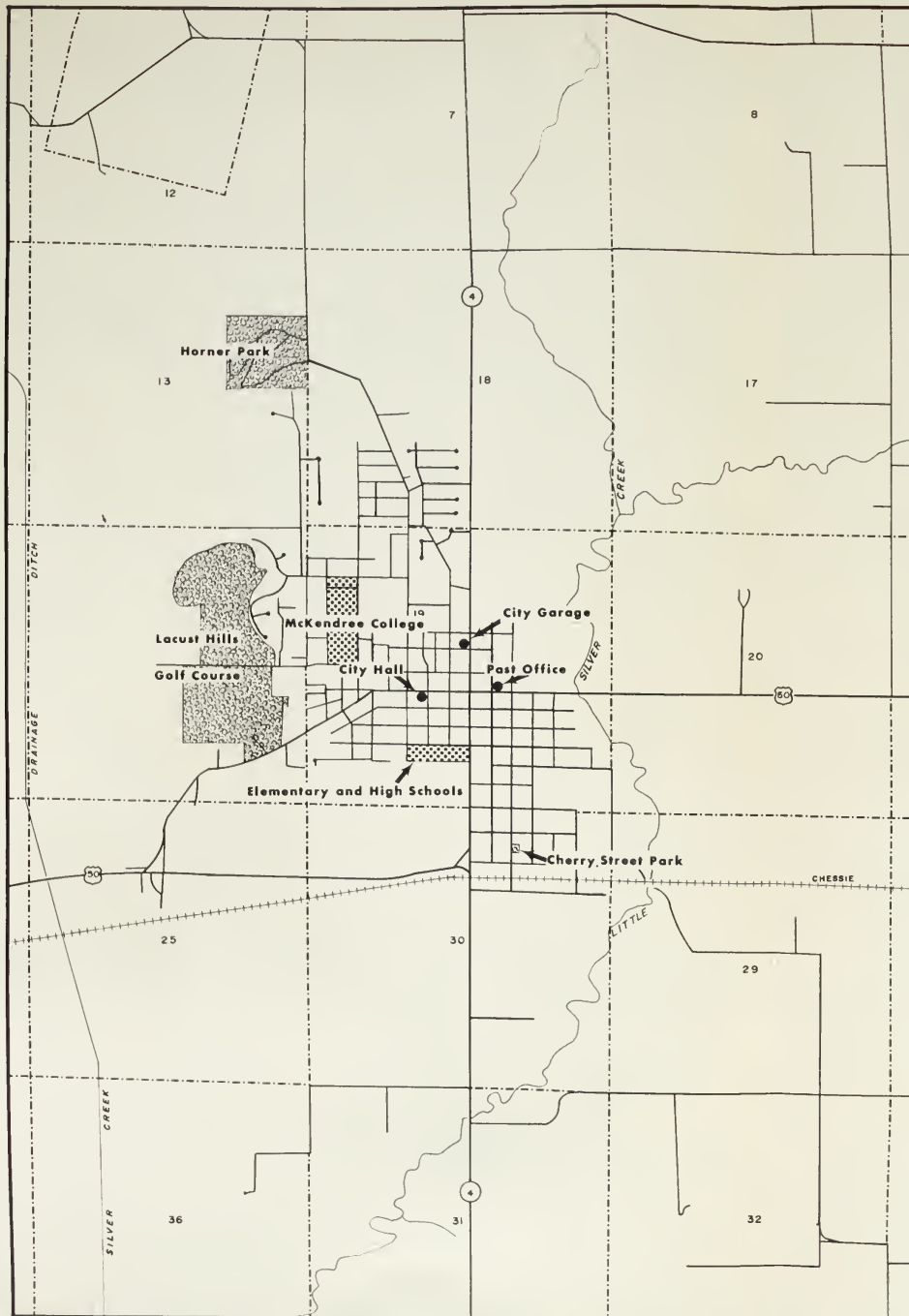
Source: Comprehensive Community Plan, Lebanon, Illinois: Plate S-1.
Southwestern Illinois Metropolitan Planning Commission, July 1976.



Prepared under the direction of Dr. Robert Koepke
Southern Illinois University at Edwardsville

Prepared for the City of Lebanon
and the Lebanon Economic Development Commission.

Drafted by Ron Kaiser Sept. 1979





Infrastructure



"City of the Cedars"

Water Facilities

The City of Lebanon receives its water via the Summerfield-Lebanon-Mascoutah Water Commission. Water is taken directly from the Kaskaskia River, where the Commission operates a treatment facility which includes a clarification process, lime softening and alum and chlorine additives. The design capacity of the entire system is three million gallons per day. Actual usage of the system averages two million gallons per day.

Water is pumped via a twelve inch transmission line from the plant to storage facilities in Lebanon. Storage facilities include an 80,000 gallon elevated tank and a one million gallon surface storage tank.

The water distribution system within Lebanon, which is managed by the City, is composed of lines ranging from four to eight inches. The smaller lines (four to six inch) serve residential areas while the eight inch lines are in the downtown area and along Belleville Street.

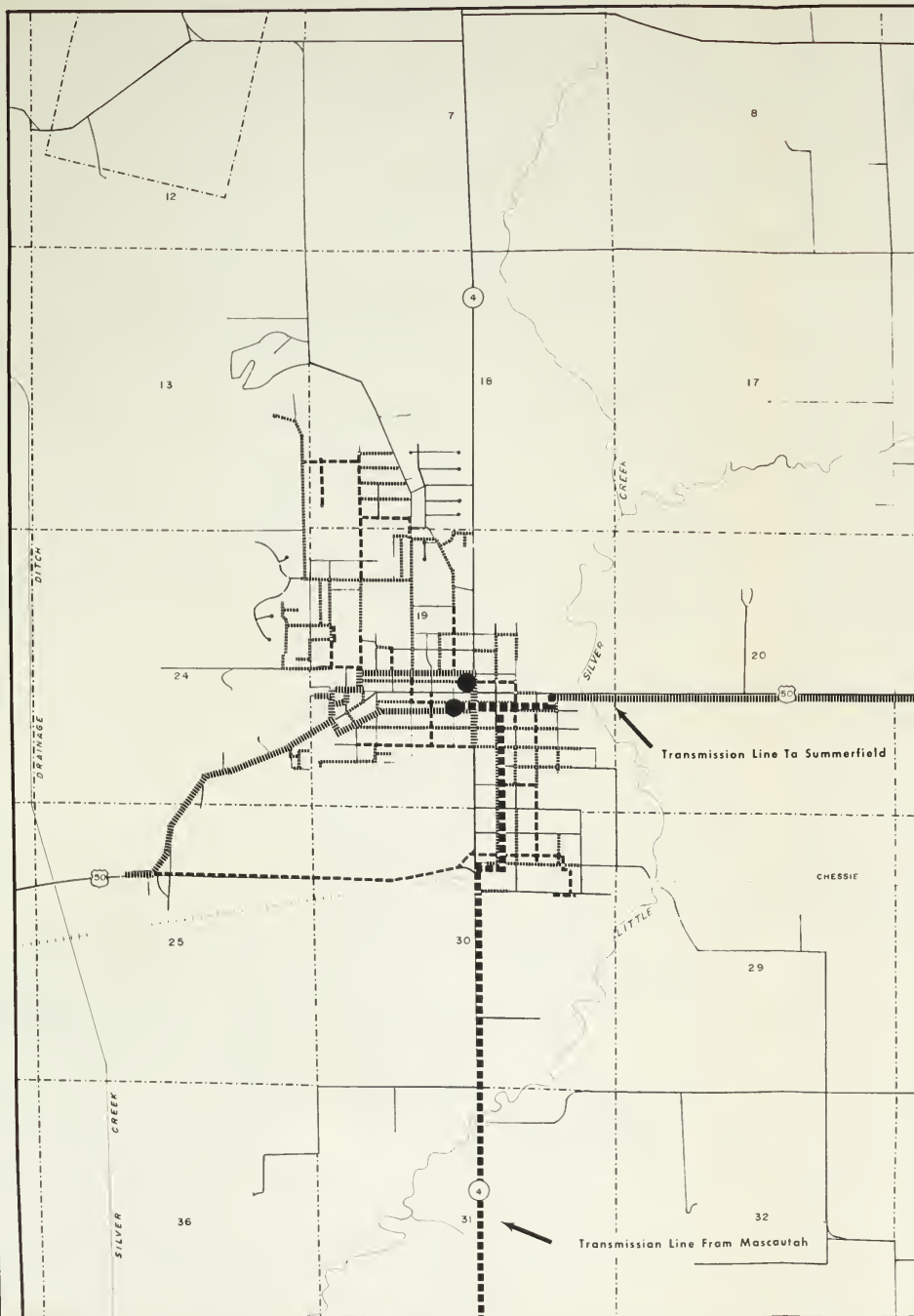
Summerville/Lebanon/Mascoutah Water Commission

Ernest Zimmerman, Chairman
Lebanon, Illinois
(618) 537-2963

S/L/M Office: (618) 566-7100

Andrew Hogg
City Superintendent
Lebanon, Illinois
(618) 537-4976

WATER FACILITIES LEBANON ILLINOIS AREA 1978



- 4 INCH LINE
- 6 INCH LINE
- . - . - . 8 INCH LINE
- 12 INCH LINE

● STORAGE TANK

Source: Barttelbart, Rhutzel and Associates, Inc., 1978



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Drafted by Ron Kaiser Feb. 1979



"City of the Cedars"

Sewer Facilities

The waste water treatment plant, located in the southeast corner of the City, is designed for a 600,000 gallon per day capacity or a 6,000 P.E. (Population Equivalent). Present population served by the system is 3,650.

The collection system consists of 6, 8, 10, 12 and 15 inch lines. The majority of the system works on gravity flow, but there are four lift stations.

The waste water treatment plant performs secondary treatment (including a mechanical package plant, polishing pond and chlorine contact plant). Treated effluent is then discharged into Little Silver Creek.

Contact:

Andrew Hogg
City Superintendent
Lebanon, IL 62254
(618) 537-4976

	Design Capacity	Average One Day Use	Highest One Day Use	Storage Capacity	Source	Average Pressure
S/L/M	3,000,000	1,250,000	2,500,000	1,000,000	Kaskaskia River	9016
Lebanon				1,080,000	S/L/M	

Tap on fee for water: \$250 (1 inch) or \$200 (3/4 inch)

First 2000 gallons: \$4.25

Each additional 1000 gallons: \$1.25

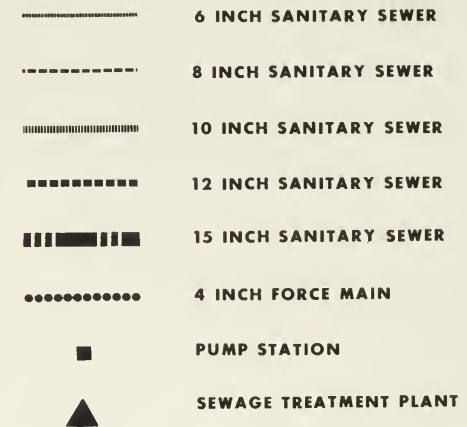
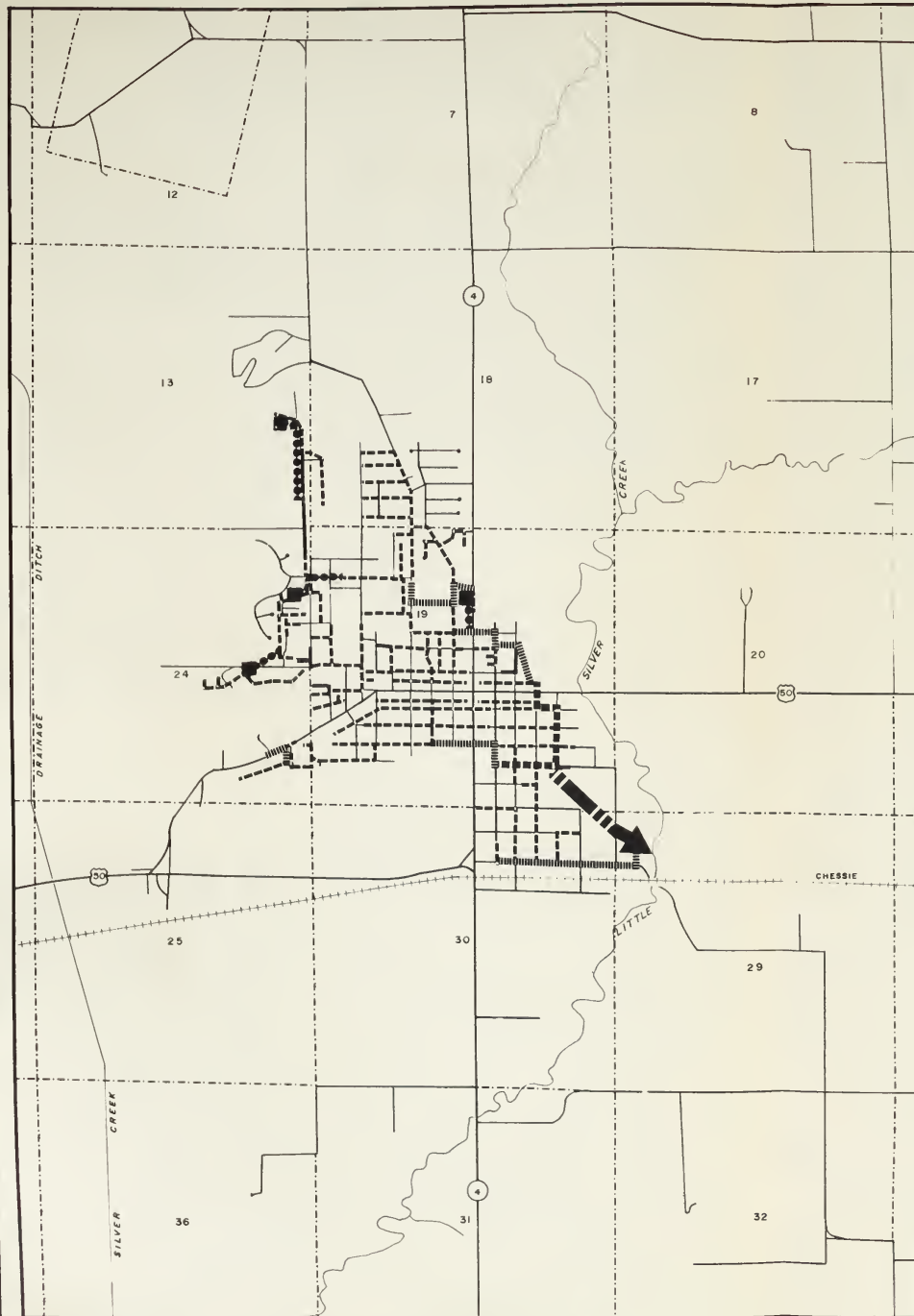


SEWER FACILITIES

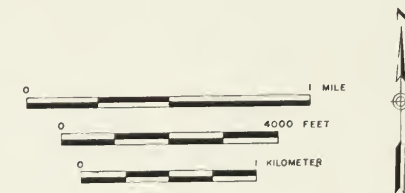
LEBANON ILLINOIS

AREA

1978



Source: Barttelbart, Rhutzel and Associates, Inc., 1978



Prepared under the direction of Dr. Robert Koepke
Southern Illinois University at Edwardsville.

Prepared for the City of Lebanon
and the Lebanon Economic Development Commission.

Drafted by Ron Koiser Feb. 1979

Tap on fee for sewer: \$500.00
First 4000 gallons: \$4.70
Each additional 1000 gallons: \$1.10





"City of the Cedars"

Electrical System

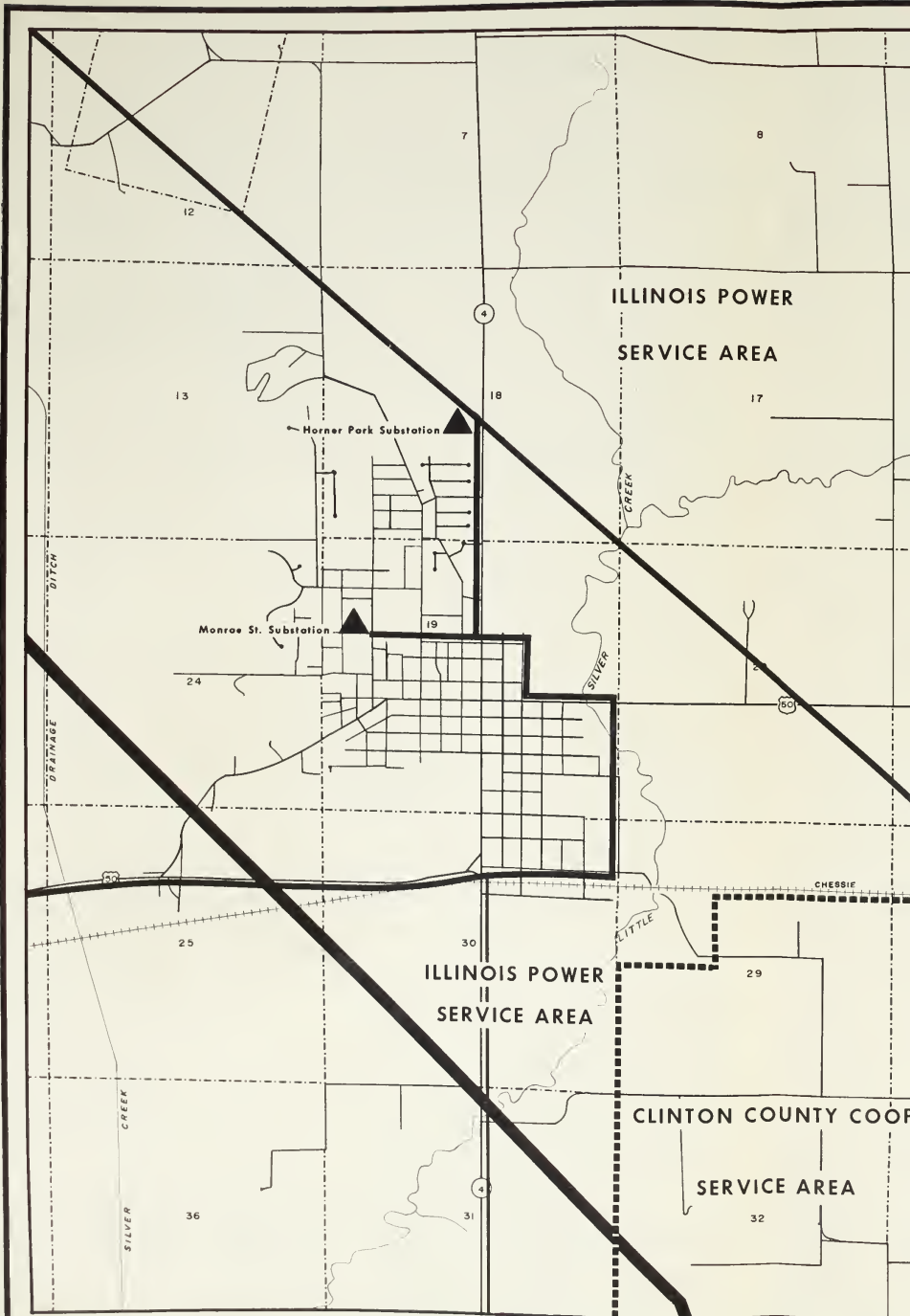
Electricity in the Lebanon Area is provided by the Illinois Power Company and the Clinton County Cooperative. Illinois Power provides electric service to all but the extreme southeast section of the Area, which is supplied by the Clinton County Cooperative.

Two transmission lines, 345,000 volt and 69,000 volt, transect the area. The 69,000 volt line skirts the eastern and southern fringe of Lebanon. Two substations, Horner Park and Monroe Street, are within the community.

Electricity provided by the Clinton County Cooperative is bought from Illinois Power. The Cooperative plans its own generation plant by 1987.

The Illinois Power Company will provide one specified standard voltage and one metering point to each customer. A service contract is required when a customer's demand exceeds 500 kw. Energy charges under all electric service classifications are subject to fuel cost adjustments and state utility tax. Electric service provided by Illinois Power cannot be resold or redistributed by the customer.

ELECTRICAL SYSTEM LEBANON ILLINOIS AREA 1979



VOLTAGE LINES



Source: Illinois Power Co.

Prepared under the direction of Dr. Robert Koepke
Southern Illinois University at Edwardsville

Prepared for the City of Lebanon
and the Lebanon Economic Development Commission.

Drafted by Dorrell Hitzemann.

June 1980.



"City of the Cedars"

Highways

The Lebanon Area has two highways: Illinois Route 4, a north-south highway that links Lebanon to Interstates 70 and 64, and U.S. Highway 50, an east-west road which connects to O'Fallon, Fairview Heights, Belleville and East St. Louis to the west and to Summerfield, Trenton, Breese and Carlyle and Carlyle Lake to the east.

The Illinois Department of Transportation (IDOT) has designated Route 4 as a minor arterial (area service). Minor arterials are intended to provide for the movement of large volumes of traffic. Highway 50 serves as a major collector. Belleville and St. Louis Streets, linking Highway 50 and Route 4 are designated as minor collectors. Both major and minor collector streets provide for traffic movements between arterials and local streets. They also provide for direct access to abutting property.

Highway 50 carries the heaviest traffic volume. The majority of traffic in the Lebanon Area flows east-west. Local traffic is estimated to be approximately one third of the total flow.

Contact People For Additional Information
on the Illinois Power Co.

Rhonda Lanzerotte
Customer Service-Illinois Power
Lebanon, Illinois 62254
(618) 537-2991

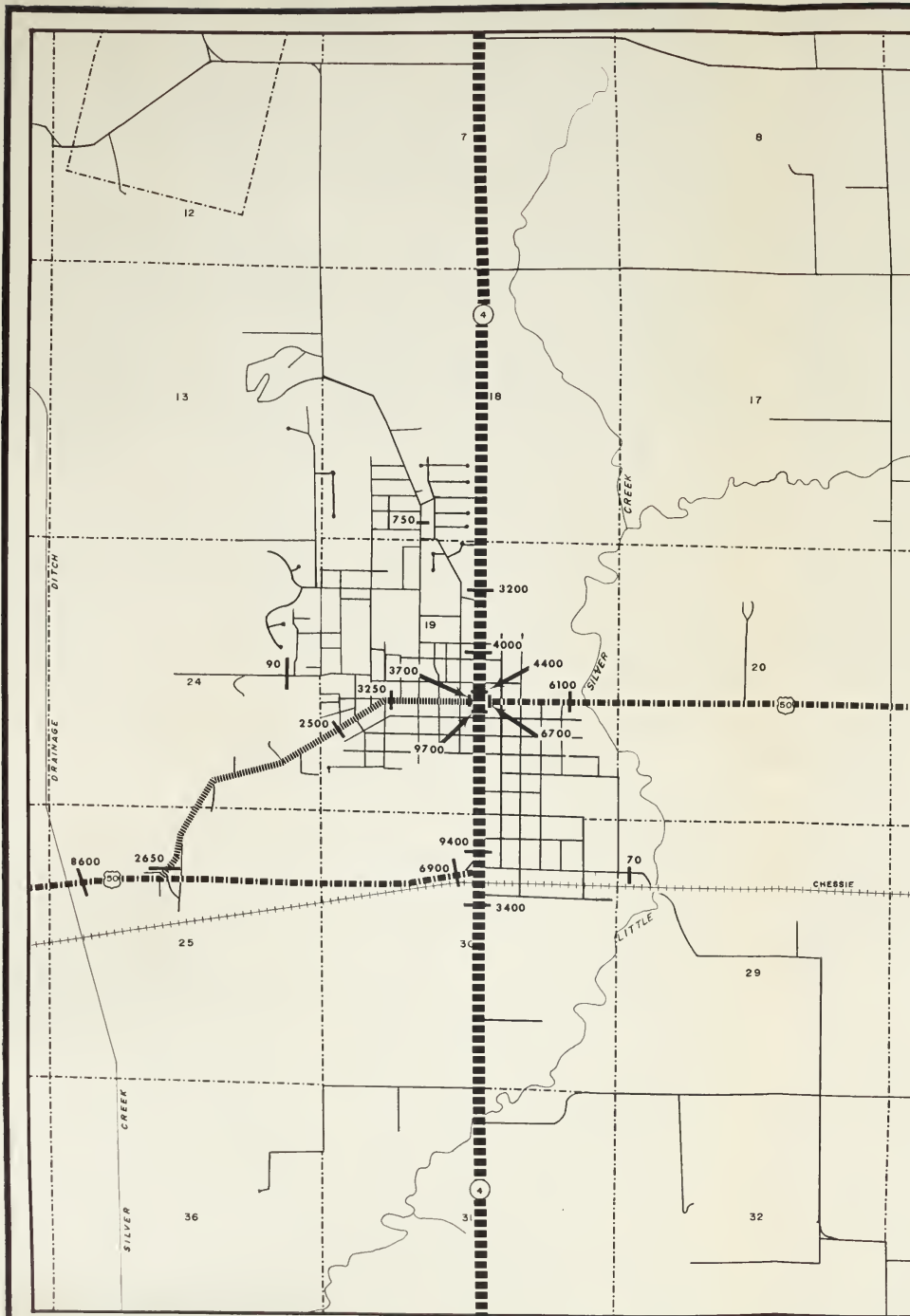
Richard Chapman
Engineering Division-Illinois Power
Belleville, Illinois
(618) 234-3400

Contact People for Additional Information
on the Clinton County Coop.

Robert W. Vanderplyum
475 North Main
Breese, Illinois 62230
(618) 926-7282



TRAFFIC VOLUME AND HIGHWAY CLASSIFICATION LEBANON ILLINOIS AREA 1979



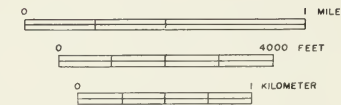
3400
AVERAGE DAILY TRAFFIC VOLUME

MINOR ARTERIAL (AREA SERVICE)

MAJOR COLLECTOR

MINOR COLLECTOR

Source: Illinois Department of Transportation



Prepared under the direction of Dr. Robert Koepke
Southern Illinois University at Edwardsville

Prepared for the City of Lebanon
and the Lebanon Economic Development Commission.

Drafted by Ron Kaiser August 1979



Government



"City of the Cedars"

Governmental Units

The City of Lebanon is administered by a mayor-city council form of municipal government. The city is composed of four wards, each represented by two aldermen.

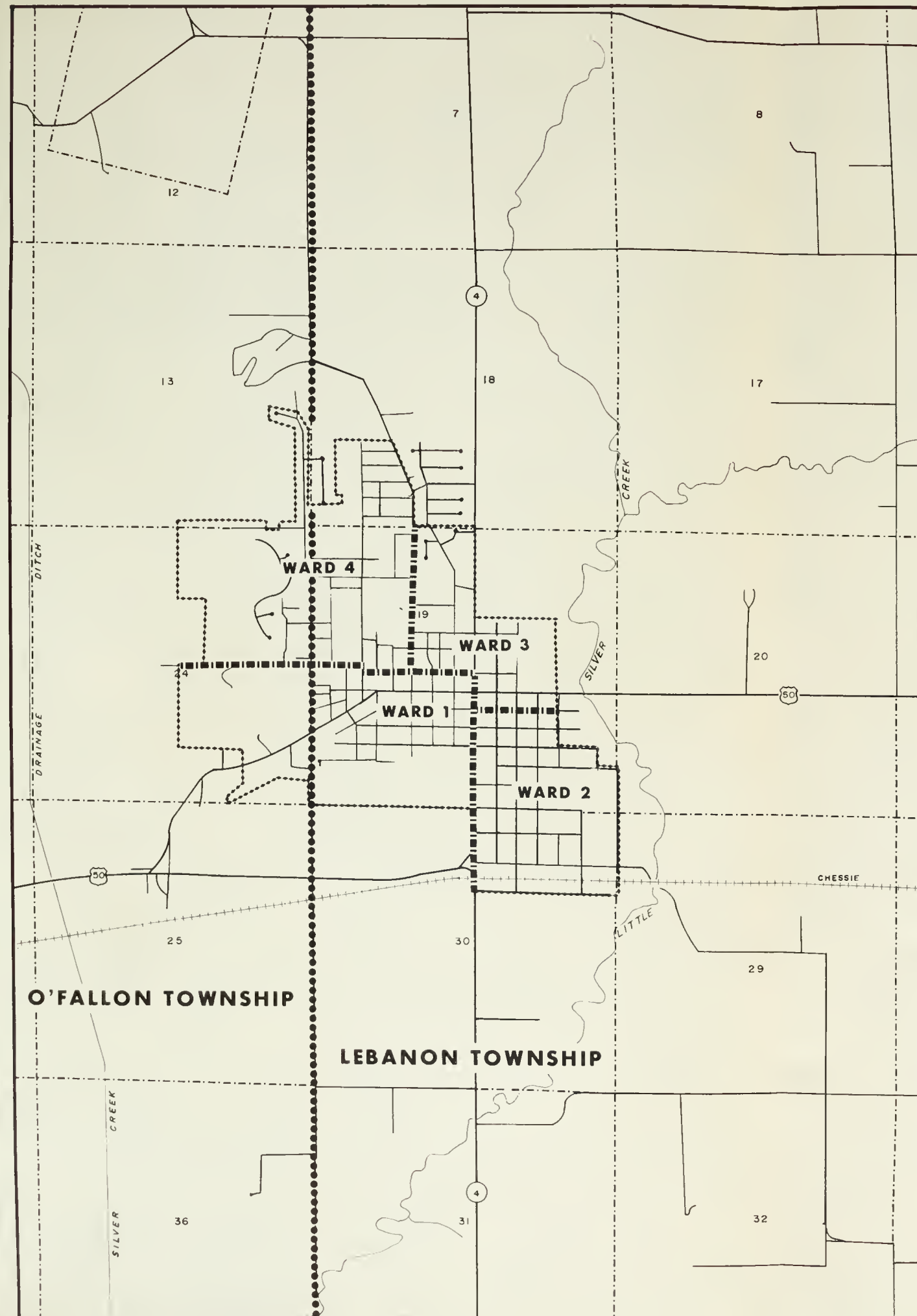
The Lebanon Area also contains two township governments, Lebanon and O'Fallon. This level of local government has three major functions: a) tax assessment, b) provision of general assistance to poor and c) the construction and maintenance of rural roads and bridges. Sources of revenue include property taxes, motor fuel tax and revenue sharing. The elected offices within township government are supervisor, town clerk, assessor, collector, trustees and a highway commissioner.

The entire Lebanon Area is situated in St. Clair County. The County Board is responsible for the administration and operation of St. Clair County and is divided into the following committees:

Affirmative Action	Claims	Public Safety
Animal Control	Sunset	Taxation
Audit Implementation	Purchasing	Transportation
Energy Conservation	Grants	Weed Control
Environment	Judiciary	Executive
Finance	Property/Recreation	

The Lebanon Area is in both the 55th and 58th Illinois State Legislative Districts. The Legislative district boundary coincides with the boundary of Lebanon and O'Fallon Townships. One Senator and three Representatives are elected from each district.

GOVERNMENTAL UNITS LEBANON ILLINOIS AREA 1979



- Township Boundaries
- Municipal Limits
- Ward Boundaries

Source: City of Lebanon



Prepared under the direction of Dr. Robert Koepke
Southern Illinois University at Edwardsville

Prepared for the City of Lebanon
and the Lebanon Economic Development Commission

Drafted by Ron Koiser June 1980.

Planning and Zoning

TAX RATES FOR LEBANON AREA

	1978	1977	1976
Multiplier	1.3164	1.1416	1.2098
St. Clair County	.9112	.7813	.7344
O'Fallon Township Farm	1.4200	1.2058	---
Lebanon Township Farm	2.0500	1.2058	---
O'Fallon Township	.2139	.2058	.2614
Lebanon Township	.5500	.5500	.5500
Lebanon City	.5464	.4837	.4426
Road and Bridge	.4992	.4392	.4355
Unit 9	2.7952	2.8850	2.8687
B.A.C. 522	.1914	.1913	.1878
Horner Park	.1295	.1364	.1357
Emerald Mound Fire District	.0998	.1139	.1148



Planning and Zoning



"City of the Cedars"

Generalized Existing Land Use

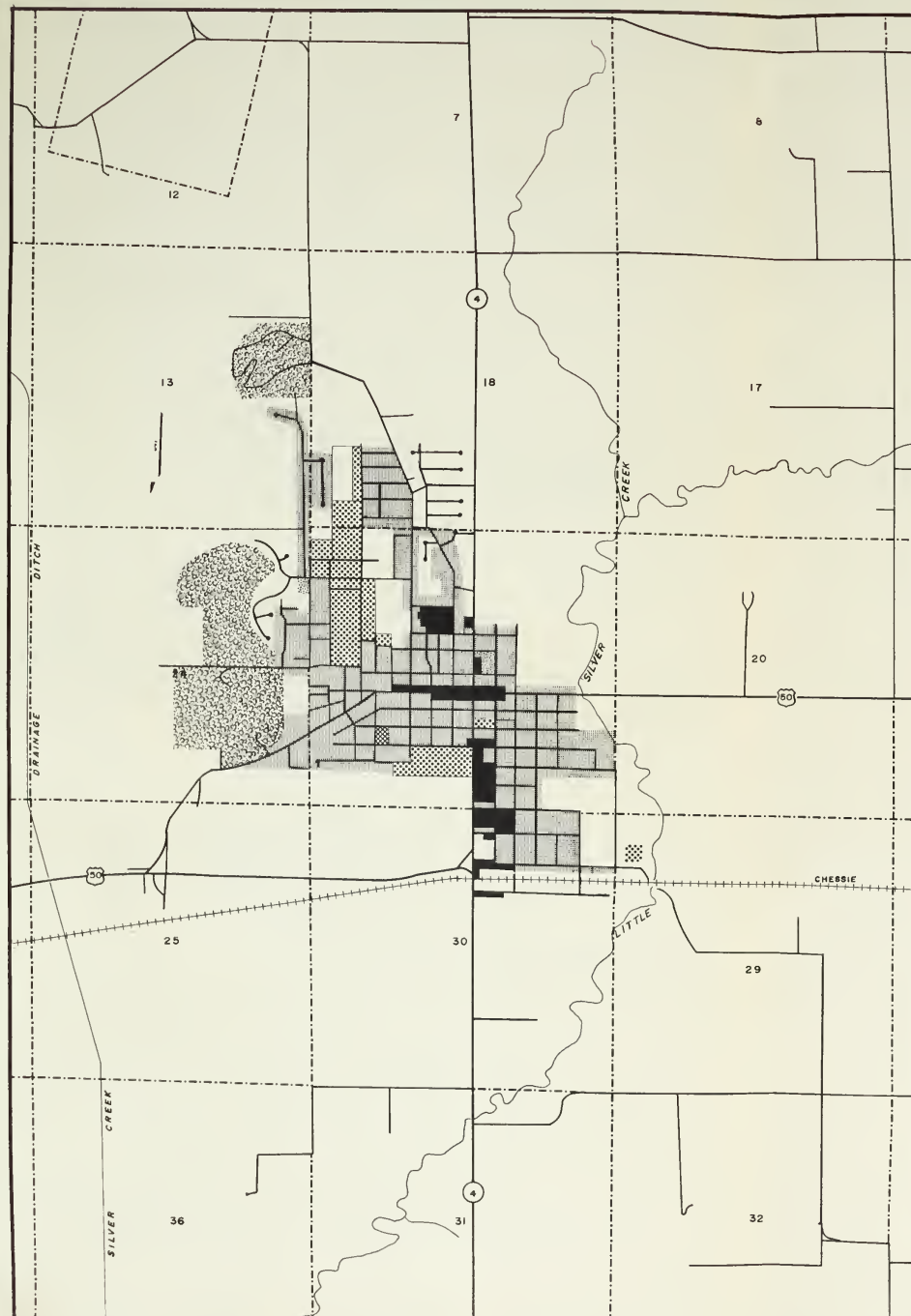
This map illustrates the general land use patterns in the City of Lebanon in August, 1979.* This survey was limited to the City of Lebanon; outlying areas were not investigated.








Agriculture and/or vacant land use makes up a large portion of the map. Most agriculture is outside the city limits. However, cultivated fields were found in the northwest and southeast quadrants of the municipality.

Single family residential land uses make up the second largest type in the city. Institutional land use types include churches, cemeteries, public facilities and schools. In Lebanon, McKendree College campus takes up a large portion of the city. Recreational use includes Locust Hills Golf Course and Horner Park. Industrial is only noted in the south central portion of the city (other land use surveys have indicated industrial use along the Chessie Rail System, however for this survey a commercial designation is applied). Commercial use is located in the downtown area and along Route 4 in the southern part of the city.

*As determined from a land use survey by the City of Lebanon and Southern Illinois University at Edwardsville.

GENERALIZED EXISTING LAND USE LEBANON ILLINOIS 1979



-  Single Family
-  Multi-Family
-  Commercial
-  Institutional
-  Industrial
-  Recreational
-  Vacant or Agriculture

Farm Homesteads are not shown

Source: Land use survey by City of Lebanon
and Southern Illinois University at
Edwardsville, August 1979.



Prepared under the direction of Dr. Robert Kaepke
Southern Illinois University at Edwardsville

Prepared for the City of Lebanon
and the Lebanon Economic Development Commission

Drafted by Ron Kaiser Sept. 1979



"City of the Cedars"

Proposed Land Use

The Land Use Plan for the City of Lebanon was prepared by Southwestern Illinois Metropolitan Planning Commission and the Lebanon Planning Commission and adopted by the city in January, 1977. Overall, the plan represents the city in much the same form that it is today. The Community is designed to be mostly residential, with growth focused to the north and west. The southeast sector, on the other hand, is designated to allow more types of residential use (mobile homes, duplex, multi-family).

Commercial activity has been confined to three areas: existing downtown, the east side of Route 4 in the southern sector of the city, and a new area further to the south near the intersection of Route 4 and proposed FAP 409. The plan also indicates a narrow strip of industry concentrated along both sides of the Chessie System Railroad at the extreme southern boundary of the city.










A large amount of public and semi-public areas are proposed. The public and semi-public designation includes the school, McKendree College, College Hill Cemetery, Bohannon's Nursing Home, and municipal facilities. Also the plan calls for a new high school facility in the northern portion of the city in concert with future growth.

The bottomlands associated with Silver and Little Silver Creeks are designated as Conservation areas because of development limitations due to flooding. The plan does not propose any additional major recreation facilities, but it does recommend the addition of several neighborhood parks dispersed throughout the city.

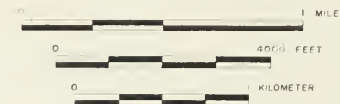
This Land Use Plan includes proposed FAP 409, a new east-west freeway. Construction of this freeway will take place south of the present city limits.



PROPOSED LAND USE LEBANON ILLINOIS AREA 1976

-  RESIDENTIAL
-  RESIDENTIAL (MOBILE HOME)
-  COMMERCIAL
-  PUBLIC & SEMI-PUBLIC
-  INDUSTRIAL
-  RECREATIONAL
-  CONSERVATION
-  AGRICULTURE & UNPLANNED
-  FREEWAY (F.A.P. 409)

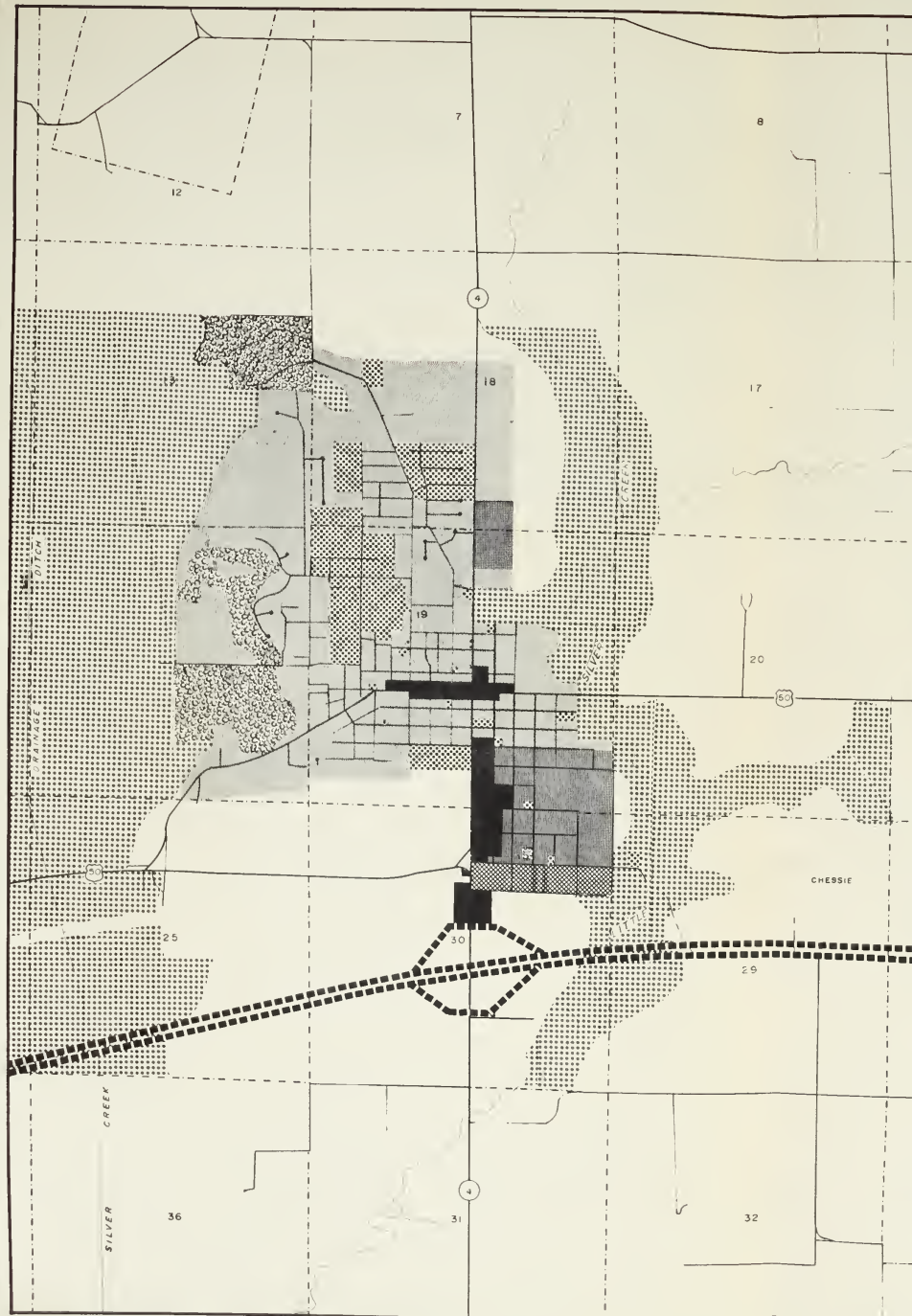
Source: Comprehensive Community Plan, Lebanon, Illinois: Plate 9-1.
Southwestern Illinois Metropolitan Planning Commission, July 1976.



Prepared under the direction of Dr. Robert Koepke
Southern Illinois University at Edwardsville

Prepared for the City of Lebanon
and the Lebanon Economic Development Commission.

Drafted by Ron Kaiser Feb. 1979







"City of the Cedars"

Zoning

The City of Lebanon and St. Clair County have the power of zoning in the Lebanon Area. To provide an understanding of the zoning patterns in the area, similar classifications were combined to make eight generalized categories.

The area designated Agriculture makes up the largest single zoning classification. This designation is found for the most part outside of Lebanon's city limits.

The single family residence zoning classification contains three groups (SR1, SR2, and SR3). Designation is based on minimum lot size (or density), SR1 requiring the largest lots, SR3 the smallest. The only area zoned SR1 is located in the western portion of the city. Land zoned SR2 and SR3 covers most of the city, with SR2 generally in the western portion of the city and SR3 in the eastern portion.

The multi-family (MR) designation permits an intensified residential land use. Basically this use has been located on the fringes of the existing city limits.

Land associated with the public schools and McKendree College has been zoned Education (E).

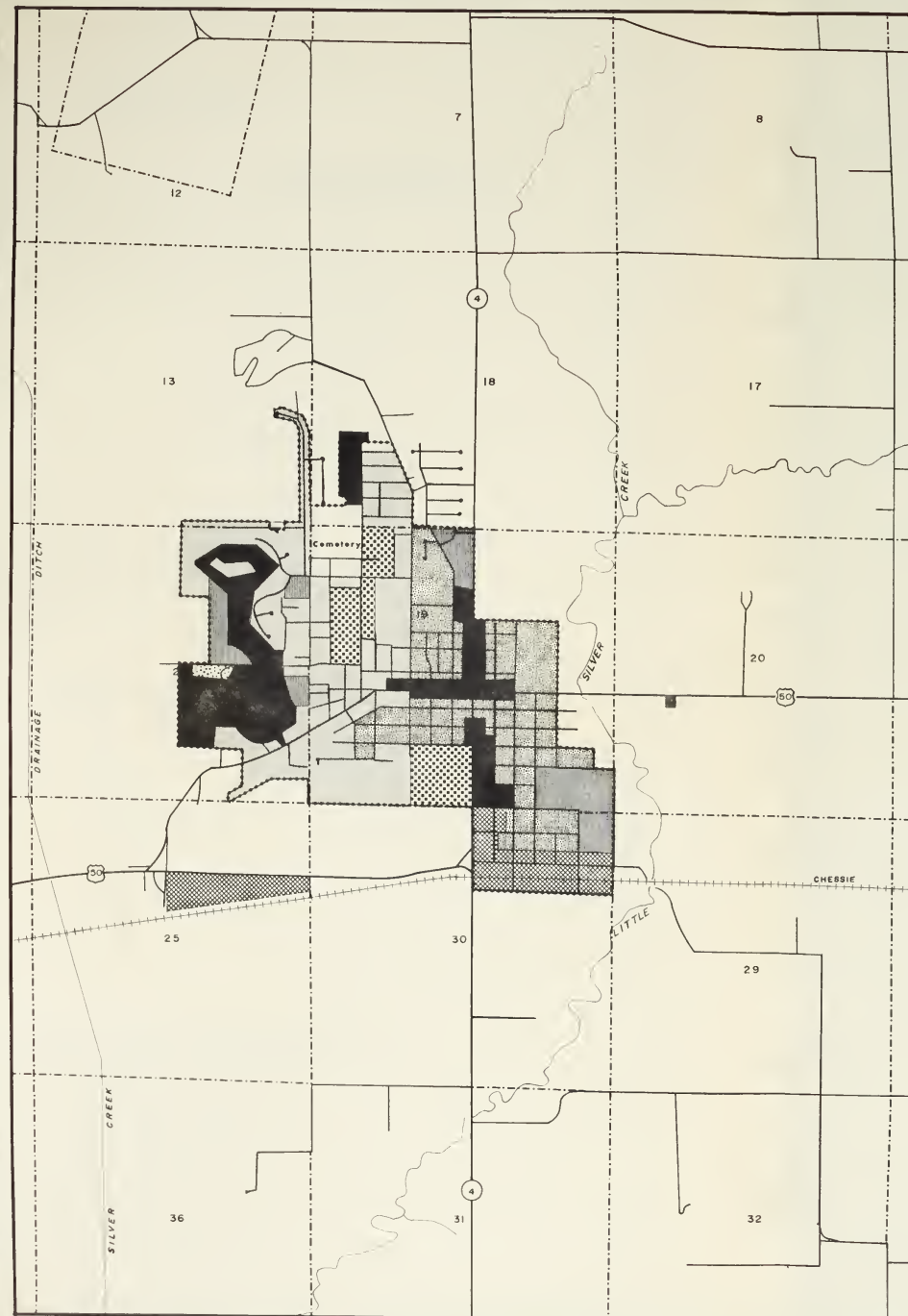
Areas zoned Commercial include the existing downtown, the area along Route 4 south of the downtown, and a section in the northern area of the city. In addition to these areas, the golf course in the western portion of the city has been zoned Commercial.

There are two areas that have been zoned Industrial (I). The larger one is in the southern portion of Lebanon. The other is southwest of the current incorporated area.

Zoning Administrator

Edgar Kolb
505 W. Randle
Lebanon, IL 62254
(618) 537-2968

ZONING LEBANON ILLINOIS AREA 1979



- SINGLE FAMILY RESIDENCE (SR1)
- SINGLE FAMILY RESIDENCE (SR2)
- SINGLE FAMILY RESIDENCE (SR3)
- MULTI-FAMILY (MF)
- EDUCATION (E)
- COMMERCIAL (C)
- INDUSTRIAL (I)
- AGRICULTURE (A)
- MUNICIPAL LIMITS

Source: Zoning Ordinances of St. Clair Co. and Lebanon, Illinois 1979.



Prepared under the direction of Dr. Robert Koepke
Southern Illinois University at Edwardsville

Prepared for the City of Lebanon
and the Lebanon Economic Development Commission.

Drafted by Ron Kaiser September, 1979.

ACKNOWLEDGMENTS

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William Best, Mayor
 Charles Clayton
 Robert Welch
 Cicero Curtis
 S. Gene Rhoden
 Abigail Stevenson
 Steven Hogg
 Jane O'Connor
 Vernon Snead

LEBANON ECONOMIC
DEVELOPMENT COMMISSION

Allen Durkee
 Leroy Noland
 Bill Pfeffer
 Gerry Cornell
 Loren Neill
 Rich Morley
 Harry Stinley
 Mike Missey
 George Wolfslau
 J.R. Mueller
 Harry Volberg

SOUTHERN ILLINOIS UNIVERSITY AT EDWARDSVILLE

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 Ron Kaiser, Project Director
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SOUTHWESTERN ILLINOIS METROPOLITAN
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 Mike Boer



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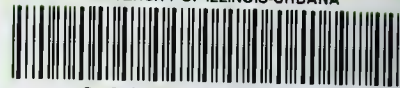
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UNIVERSITY OF ILLINOIS-URBANA



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Prepared by

Southern Illinois University
at Edwardsville

